

EXECUTIVE RECOMMENDATION

Sprinkler Systems for HOC Elderly Properties - No. 097600

Category: Housing Opportunities Commission
 Agency: Housing Opportunities Commission
 Planning Area: Countywide
 Relocation Impact: None

Date Last Modified: January 12, 2009
 Required Adequate Public Facility: No

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY08 | Rem. FY08 | 6 Year Total | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 | Beyond 6 Years |
|----------------------------------|--------------|--------------|--------------|-----------------|------------|--------------|--------------|--------------|----------|----------|-------------------|
| Planning, Design and Supervision | 523 | 0 | 0 | 523 | 100 | 40 | 157 | 226 | 0 | 0 | 0 |
| Construction | 7,897 | 0 | 0 | 7,897 | 0 | 960 | 3,173 | 3,764 | 0 | 0 | 0 |
| Total | 8,420 | 0 | 0 | 8,420 | 100 | 1,000 | 3,330 | 3,990 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|-------|---|---|-------|-----|-------|-------|-------|---|---|---|
| G.O. Bonds | 8,320 | 0 | 0 | 8,320 | 0 | 1,000 | 3,330 | 3,990 | 0 | 0 | 0 |
| Current Revenue: General | 100 | 0 | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 |

COMPARISON (\$000)

| | Total | Thru FY08 | Rem. FY08 | 6 Year Total | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 | Beyond 6 Years | Approp. Request |
|----------------------------|--------|--------------|--------------|-----------------|------|-----------|---------------|-------|-----------|---------|-------------------|--------------------|
| Current Approved | 100 | 0 | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Agency Request | 11,413 | 0 | 0 | 11,413 | 100 | 6,687 | 4,626 | 0 | 0 | 0 | 0 | 6,687 |
| Recommended | 8,420 | 0 | 0 | 8,420 | 100 | 1,000 | 3,330 | 3,990 | 0 | 0 | 0 | 4,330 |
| CHANGE | | | | TOTAL | | % | 6-YEAR | | % | | APPROP. | |
| Agency Request vs Approved | | | | 11,313 | | 11,313.0% | 11,313 | | 11,313.0% | 6,687 | | 0.0% |
| Recommended vs Approved | | | | 8,320 | | 8,320.0% | 8,320 | | 8,320.0% | 4,330 | | 0.0% |
| Recommended vs Request | | | | (2,993) | | (26.2%) | (2,993) | | (26.2%) | (2,357) | | (35.2%) |

Recommendation

APPROVE WITH MODIFICATIONS

Comments

The County Executive recommends funding for the most critical elements of the analysis of building life safety systems report including replacement of fire alarm systems and installation of sprinkler systems. Implementation will be phased: design and construction of Holly Hall and Elizabeth House in FY10 and FY11; and design and construction of Arcola Towers and Bauer Park Apartments in FY12.

The FY10 appropriation recommendation is \$4,330,000.

Sprinkler Systems for HOC Elderly Properties -- No. 097600

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2009
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY08 | Rem. FY08 | Total 6 Years | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 | Beyond 6 Years |
|-----------------------------------|---------------|--------------|--------------|------------------|------------|--------------|--------------|----------|----------|----------|-------------------|
| Planning, Design, and Supervision | 100 | 0 | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 11,313 | 0 | 0 | 11,313 | 0 | 6,687 | 4,626 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 11,413 | 0 | 0 | 11,413 | 100 | 6,687 | 4,626 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|---------------|----------|----------|---------------|------------|--------------|--------------|----------|----------|----------|----------|
| G.O. Bonds | 11,313 | 0 | 0 | 11,313 | 0 | 6,687 | 4,626 | 0 | 0 | 0 | 0 |
| Current Revenue: General | 100 | 0 | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 11,413 | 0 | 0 | 11,413 | 100 | 6,687 | 4,626 | 0 | 0 | 0 | 0 |

DESCRIPTION

Preliminary estimates of the total cost to install new systems are approximately \$6.5 million. However, HOC staff believes it is prudent to procure an engineering feasibility study to evaluate the scope of the work necessary to upgrade the fire and safety systems in these properties.

Completion of an engineering feasibility study to evaluate the scope of the work and to develop plans and specifications required to upgrade the fire and safety systems for Elizabeth House and Holly Hall Apartments. Future properties to be evaluated are Arcola Towers and Bauer Park Apartments.

In september 2008, an analysis of building life safety systems for all four of the elderly properties was completed. As a result of riding a contract with another county agency, we were able to realize significant cost savings that allowed for a study of all four properties within the allotted funding. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets.

The report recommends the installation of a fully automated, ada compliant, addressable fire alarm system and a fully automated fire sprinkler system in each building with a goal of bringing each building into compliance with the current modern fire code. The recommendation not only addresses protecting the structure from fire damage, but more importantly protecting the occupants in their residential areas. This would offer each building the same level of protection that would be in a new apartment building in montgomery county.

JUSTIFICATION

Based upon the engineering feasibility study, the proposed work will include, but will not be limited to, the installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, including inter-locking these devices with each entire building system.

The Housing Opportunities Commission owns and manages four buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 539 apartments. The existing fire protection and detection systems on these properties are original to each property. These systems are prone to failure and must be periodically tested and serviced to ensure proper operation. The cost to upgrade and replace these obsolete systems exceeds available funds from the Department of Housing and Urban Development (HUD).

Technological advances in fire detection and protection systems have rendered these systems obsolete. Individual replacement parts are becoming increasingly difficult, if not impossible, to obtain. Finding qualified technicians to work on these older systems is also very difficult. While these systems do provide a very basic level of protection, the new, modern systems are more reliable and easier to operate and maintain. Most buildings do not have any sprinkler protection at all. Other buildings have only very limited areas (parking garages, foyers, etc.) protected by old out-of-date sprinkler systems. None have sprinkler protection in the individual apartments.

The installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, while inter-locking these devices with each entire building system, would afford residents the maximum degree of protection currently available.

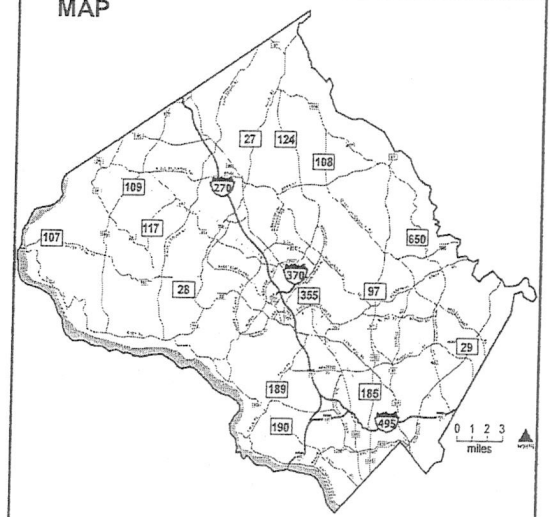
APPROPRIATION AND EXPENDITURE DATA

| | | |
|------------------------------------|------|---------|
| Date First Appropriation | FY09 | (\$000) |
| First Cost Estimate | | |
| Current Scope | FY09 | 100 |
| Last FY's Cost Estimate | | 100 |
| Appropriation Request | FY10 | 6,687 |
| Supplemental Appropriation Request | | 0 |
| Transfer | | 0 |
| Cumulative Appropriation | | 100 |
| Expenditures / Encumbrances | | 0 |
| Unencumbered Balance | | 100 |
| Partial Closeout Thru | FY07 | 0 |
| New Partial Closeout | FY08 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

Housing Opportunities Commission
Montgomery County Fire and Rescue Services

MAP



Sprinkler Systems for HOC Elderly Properties -- No. 097600 (continued)

County law currently mandates that all new buildings include sprinkler systems. The County code "grandfathers" old buildings with regard to sprinkler systems. Recent fires in older buildings have again brought public attention to this issue.